



LANSDOWNE CIRCUS, LEAMINGTON SPA, CV32
£1,350,000 FREEHOLD

Winkworth



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Winkworth Leamington Spa are delighted to present 10 Lansdowne Circus, an exceptional Grade II* listed Regency townhouse occupying a prized corner position overlooking The Pleasance, one of Royal Leamington Spa's most sought-after garden circuses.

Arranged over four floors, the property offers four double bedrooms, three bathrooms and beautifully balanced formal and informal living accommodation, with approximately 2,746 sq ft including the detached garage.

The house retains an impressive wealth of period detail, with high ceilings, original fireplaces, decorative cornicing, shutters and an elegant staircase. The magnificent drawing room overlooks The Pleasance, with tall French doors opening onto the decorative iron balcony, while the rear dining room and separate office provide further versatile reception space.

The lower ground floor offers a more informal style of living, centred around a beautifully renovated kitchen with painted cabinetry, central island, herringbone flooring and doors opening directly onto the garden terrace. A generous snug, utility room and cloakroom complete this floor.

Upstairs, the principal bedroom enjoys views across The Pleasance and an en-suite shower room. Three further double bedrooms are complemented by a superb family bathroom with freestanding roll-top bath and separate shower, together with an additional shower room.

Outside is a beautifully landscaped private garden and detached garage with access onto King Street. Residents also enjoy access to The Pleasance communal gardens.

Adding further distinction, a blue plaque commemorates celebrated American novelist Nathaniel Hawthorne, who lived at No. 10 in 1857.







Lower Ground Floor

TOTAL = 2746 Sq Ft / 254.7m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.

Leamington Spa | 01926 956560 | leamingtonspa@winkworth.co.uk

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